Chapel Hill Clevedon BS21 7NH | **£159,950**

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
613.54 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric Heating

Parking
Allocated Parking

Outside
Communal Gardens

EPC Rating
E

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

A spacious and well-proportioned two-bedroom flat situated within the established Western Court development on Chapel Hill, offering an excellent opportunity for first-time buyers, downsizers and investors alike. The property benefits from generous living accommodation, attractive communal surroundings and a highly convenient central location. Further benefits include lift access to the communal areas, while the flat itself enjoys pleasant views across the beautifully maintained communal gardens.

Upon entering, a welcoming entrance hallway provides access to all principal rooms, along with useful built-in storage cupboards. The living room is a light and airy space, opening directly into the kitchen to create a practical and sociable living arrangement. Both areas enjoy a pleasant outlook across the communal grounds. There are also two well-proportioned double bedrooms, offering comfortable and versatile accommodation, together with a family bathroom completing the internal layout.

Externally, the property benefits from an allocated parking space, alongside additional communal visitor parking. The development is surrounded by well-maintained communal grounds, with established gardens and seating areas providing an attractive and peaceful setting for residents to enjoy.

The location is a particular highlight, with Clevedon Town Centre, the popular shopping area of Hill Road and the seafront all within easy reach. A variety of independent shops, cafés, restaurants and everyday amenities can be found nearby, while the picturesque seafront and coastal walks provide the perfect opportunity to enjoy Clevedon's popular coastline and surroundings. Offering generous proportions, allocated parking and a highly convenient position, this attractive flat represents an excellent opportunity to acquire a property within a well-established development.





"An excellent opportunity to create a wonderful home in a sought-after and convenient Clevedon location."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.







Material Information

UTILITIES
Mains electric, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION
125 year lease from 01.06.1993
Service Charge = £2,669.16 pa
Ground Rent = £0 pa
Lease allows pets with permission from management company.
The lease permits letting
Holiday lets/Air BNB – We are unable to confirm whether the lease allows for holiday lets or Air BNB. Please advise us if you are interested in the property for this purpose and we will do our best to advise prior to arranging a viewing.
This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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